

Greene County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Greene County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Greene County has two cross-county units. Greene is the major county for MSD Shakamak Schools, which also crosses into Clay County.

Greene is the minor county unit for the Busseron Conservancy, which originates in Sullivan County and also crosses into Vigo County. Greene also has the Lattas Creek Conservancy District. A Conservancy District is a special taxing district created to provide flood control, irrigation, potable water or wastewater service within a specified area. The cost of providing these services are charged to landowners in the form of a special assessment based on the benefit provided. These special assessments are added to the property tax bill of each landowner and collected along with property taxes. Since the benefit derived may not relate to the assessed value of the property, these assessments are normally expressed in terms of dollars of assessment and not as a tax rate per \$100 of net assessed value. Therefore, the Conservancy District special assessment has not been included in this analysis.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was approximately \$2.1 million or 8.79%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increases in levy were due to the Eastern Consolidated Schools (\$1,201,887) and the MSD Shakamak School Corp (\$216,680).

Greene County

<u>Fund</u>	Pay 2007 <u>Certified Levy</u>	Pay 2008 <u>Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$3,052,384	\$3,252,308	\$199,924	6.55%
Children's Psychiatric Res Treatment	102,134	138,205	36,071	35.32%

Greene County Welfare

<u>Fund</u>	Pay 2007 <u>Certified Levy</u>	Pay 2008 <u>Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$1,353,478	\$957,564	-\$395,914	-29.25%

Total County levy decreased by \$182,460 or 3.06%. Existing cash balances used in Welfare F&C for 2008. Children's Psych Treatment levied up to the max amount for 2008.

Jackson Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Township Assistance	\$2,863	\$2,431	\$-432	-15.09%
Fire Building Debt	16,887	8,089	-8,798	-52.10%

Total Township levy decreased \$7,079 or 14.29%.

Jasonville Civil City.

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$236,925	\$278,123	\$41,198	17.39%
Motor Vehicle Highway	9,977	4,681	-5,296	-53.08%
Parks and Recreation	10,987	14,155	3,168	28.83%

Total City levy increase of \$38,405 or 14.50%.

Eastern Consolidated School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$874,777	\$1,096,413	\$221,636	25.34%
Debt Service	449,876	1,342,843	892,967	198.49%
Bus Replacement	2,869	161,323	158,454	5522.97%

Total School levy increase of \$1,201,887 or 44.57%. Bus replacement used for pension neutralization in 2007, but not for 2008. Debt service increased due to lease rental approved in 2006 for renovations.

MSD Shakamak School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Debt Service	\$198,145	\$249,123	\$50,978	25.73%
Capital Projects	169,539	239,988	70,449	41.55%
Bus Replacement	64,777	108,967	44,190	68.22%

Total School levy increase of \$216,680 or 20.38%. Debt service increased due to payments that will be increased for 2008. Capital projects and bus replacement had been used for pension neutralization, but levied higher in 2008.

Margaret Cooper Public Library

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Debt Service	\$-0-	\$169,811	\$169,811	-%

Total Library levy increased by \$164,084 or 115.37%. Debt service increase due to payments starting on lease rental approved in 2005.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	11.57%
Mineral	0.45%
Industrial	-16.13%
Commercial	-12.03%
Residential	2.57%
Exempt	7.56%
Utility	68.39%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	32.54%	34.83%
Mineral	0.19%	0.18%
Industrial	1.71%	1.37%
Commercial	8.97%	7.57%
Residential	52.54%	51.71%
Exempt	3.80%	3.92%
Utility	0.26%	0.42%

As can be seen from the analysis, a shift from residential, industrial, and commercial property to agricultural and exempt property occurred. This shift was approximately 2.41%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
BEECH CREEK TOWNSHIP	0.98%	20.16%	18.99%	20.86%	24.11%	14.46%
CASS TOWNSHIP	7.51%	-2.41%	-9.23%	-7.22%	-5.78%	-16.37%

NEWBERRY TOWN	-11.60%	-15.80%	-4.75%	-2.41%	-0.92%	-14.60%
CENTER TOWNSHIP	8.85%	29.10%	18.60%	20.40%	23.51%	14.13%
FAIRPLAY TOWNSHIP	5.36%	-4.25%	-9.12%	-7.03%	-5.66%	-15.74%
SWITZ CITY-FAIRPLAY TOWNSHIP	-11.58%	-17.95%	-7.20%	-4.91%	-3.51%	-15.29%
GRANT TOWNSHIP	14.71%	3.82%	-9.49%	-7.48%	-6.08%	-16.08%
SWITZ CITY-GRANT TOWNSHIP	-6.06%	-12.97%	-7.35%	-5.10%	-3.69%	-15.50%
HIGHLAND TOWNSHIP	3.97%	-0.85%	-4.64%	-3.89%	-2.75%	-12.39%
JACKSON TOWNSHIP	15.66%	35.37%	17.04%	18.62%	21.63%	12.10%
JEFFERSON TOWNSHIP	35.46%	20.44%	-11.09%	-9.63%	-8.17%	-18.41%
WORTHINGTON TOWN	26.19%	11.73%	-11.46%	-10.35%	-8.59%	-20.41%
SMITH TOWNSHIP	25.59%	12.53%	-10.40%	-8.65%	-7.14%	-17.31%
STAFFORD TOWNSHIP	14.52%	3.81%	-9.35%	-7.29%	-5.89%	-16.13%
STOCKTON TOWNSHIP	6.73%	8.99%	2.11%	4.25%	6.19%	-2.49%
LINTON CITY	-4.39%	-0.57%	3.99%	5.83%	7.63%	-4.01%
TAYLOR TOWNSHIP	16.07%	7.20%	-7.64%	-7.40%	-6.61%	-16.01%
WASHINGTON TOWNSHIP	27.28%	14.77%	-9.83%	-7.91%	-6.51%	-16.58%
LYONS TOWN	-0.55%	-6.85%	-6.34%	-4.31%	-2.73%	-16.10%
WRIGHT TOWNSHIP	10.33%	24.23%	12.60%	14.39%	16.86%	6.36%
JASONVILLE CITY	-9.51%	6.40%	17.58%	19.32%	21.81%	6.10%
RICHLAND TOWNSHIP	7.70%	2.48%	-4.85%	-4.13%	-2.99%	-12.54%
BLOOMFIELD TOWN	1.84%	-2.37%	-4.13%	-3.42%	-2.13%	-13.18%
Average	8.08%	8.80%	-1.57%	0.39%	2.14%	-8.79%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Upward pressure on tax rates came from increases in tax levies especially debt levies that don't benefit from PTRC.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	48.9%	18.5%	26.3%	3.4%	1.7%	1.2%
Industrial	75.0%	13.9%	5.6%	5.6%	0.0%	0.0%
Residential	43.4%	30.5%	21.8%	3.7%	0.6%	0.0%
Overall	36.0%	22.9%	18.5%	16.6%	5.8%	0.1%

TIF Neutralization Worksheets

The County has Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were not reviewed for numerical accuracy but for logical analysis and completeness.